

Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP Director of Planning

October 15, 2008

TO:

Librarian

La Crescenta Library 4521 La Crescenta Ave.

La Crescenta, CA 91214-2999

FROM:

Josh Huntington, AICP

Senior Regional Planning Assistant Department of Regional Planning

Land Divisions Section

320 West Temple Street, Room 1382

Los Angeles, California 90012

SUBJECT: TENTATIVE PARCEL MAP NO. 065814

OAK TREE PERMIT CASE NO. 2006-00036-(5)

2621 Prospect Avenue, La Crescenta

The subject project is scheduled for a Public Hearing before the Hearing Officer of Los Angeles County on November 18, 2008.

Please have the materials listed below available to the public through December 1, 2008.

If you have any questions regarding this matter, please contact Josh Huntington of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433.

Thank you.

Attachments:

- 1. Copy of Tentative Parcel Map No. 065814 dated June 7, 2007.
- 2. Land Use Map
- 3. Notice of Public Hearing
- 4. Draft Factual
- 5. Draft Conditions and Department Reports
- 6. Oak Tree Permit Burden of Proof



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Bruce W. McClendon FAICP Director of Planning

NOTICE OF PUBLIC HEARING FOR PROPOSED LAND DIVISION NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

TENTATIVE PARCEL MAP NO. 065814 OAK TREE PERMIT NO. 200600036-(5)

Notice is hereby given that a Hearing Officer of Los Angeles County will conduct a public hearing concerning this proposed land development on Tuesday, November 18, 2008, at 9:00AM, in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The doors will open at 8:50AM. Interested persons will be given an opportunity to testify.

Project description: The parcel map proposes to create four single-family parcels, including two flag lot parcels, on 0.91 gross acres. The subject property currently contains a single-family house and detached garage that will be removed. The oak tree permit proposes to remove one oak tree.

Project location: The property is located at 2621 Prospect Avenue, within the unincorporated community of La Crescenta and in the Montrose Zoned District of Los Angeles County.

Environmental Determination: A <u>Negative Declaration</u> has been prepared for this project. The draft environmental document concludes that the project design will not have a significant impact on the environment. Notice is hereby given that the County of Los Angeles will consider a recommendation to adopt a Negative Declaration.

This project does not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to the Department of Regional Planning at the address given below, Attention: Josh Huntington. You may also obtain additional information concerning this case by phoning Mr. Huntington at (213) 974-6433. Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) and then ask to be connected to (213) 974-6433. Public service hours: 7:30 a.m. to 5:30 p.m., Monday through Thursday. Our office is closed on Fridays.

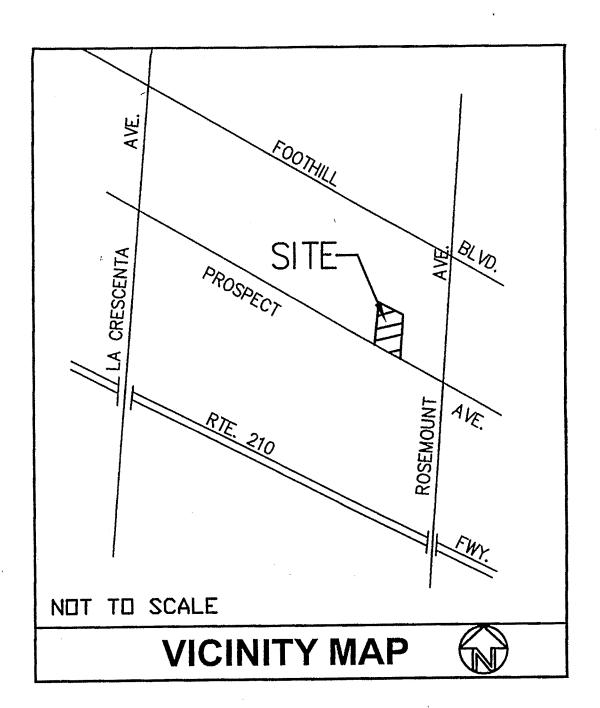
If you challenge a County action in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Hearing Officer at, or prior to, the public hearing.

Case materials are available for inspection during regular working hours at the Department of Regional Planning, Land Divisions Section, Room 1382, Hall of Records, 320 West Temple Street, Los Angeles, California 90012; Telephone (213) 974-6433. Public service hours: 7:00 a.m. to 5:30 p.m., Monday through Thursday. **Our office is closed on Fridays**. These materials will also be available for review beginning October 18, 2008 at the La Crescenta Library located at 4521 La Crescenta Ave., La Crescenta, CA 91214-2999, (818) 248-5313. Selected materials are also available on the Department of Regional Planning website at http://planning.lacounty.gov.

BRUCE W. McCLENDON, FAICP Planning Director

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice."

"Este es un aviso de una audiencia pública de acuerdo al Decreto de la Protección del Medio Ambiente de California. El proyecto que se considerá por el Condado de Los Angeles es una propuesta para crear 4 parcelas en 0.91 acres y un permiso para remover un árbol de roble. La audiencia pública para considerar el proyecto se llevará acabo el 18 de noviembre de 2008. Si necesita mas información, o si quiere este aviso en Español, favor llamar al Departamento de Planificación al (213) 974-6466."





APPLICANT

H. J. Lee

REQUEST

fire lane.

KEY ISSUES

None at this time.

Los Angeles County Department of Regional Planning 320 West Temple Street, Los Angeles, California 90012 Telephone (213) 974-6433

PARCEL MAP NO. 065814
OAK TREE PERMIT NO. 200600036-(5)

OWNER

H. J. Lee

RPC/HO MEETING DATE

CONTINUE TO

AGENDA ITEM

PUBLIC HEARING DATE November 18, 2008

Hank Jong

REPRESENTATIVE

LOCATION/ADDRESS 2621 Prospect Avenue, La Crescenta ACCESS Prospect Avenue			ZONED DISTRICT Montrose COMMUNITY La Crescenta EXISTING ZONING			
	<u> </u>	JRROUNDING LAND US			<u> </u>	
North: Single Family Residential Commercial / C-2-BE (Neighbor Exclusion)			East: Sing	le Family Residenti	al / R-1	
South: Single Family Residenti	al / R-1		West: Sing	gle Fa <mark>mily</mark> Residen	tial / R-1	
GENERAL PLAN		DESIGNATION		MAXIMUM DEN	ISITY	CONSISTENCY
		Category 1 (Low Dens Residential)			Yes	
						L
ENVIRONMENTAL STATUS	\ .	7 7 7 8		· · · · · · · · · · · · · · · · · · ·		
	delines. It was	determined that this project	will not exc	eed the established t		

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON							
RPC HEARING DATE (S)	RPC ACTION DA	TE	RPC RECOMM	MENDATION			
MEMBERS VOTING AYE	MEMBERS VOTII	MEMBERS VOTING NO		MEMBERS ABSTAINING			
STAFF RECOMMENDATION (PRIOR TO HEARING)							
SPEAKERS*	PETITIONS		LETTERS				
(O) (F)	(O)	(F)	(O)	(F)			

(If more space is required, use opposite side)

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)	
☐ No improvements 20 Acre Lots 10 Acre Lots 2½ Acre Lots	otsSect 191.2
Street improvements Paving X Curbs and Gutters X Street Lights	
X_ Street Trees Inverted ShoulderX_ Sidewalks Off Site Pavingf	
Water Mains and Hydrants	
☐ Drainage Facilities	
Sewer Septic Tanks Other Sidewalks to meet ADA standards.	- \
Park Dedication "In-Lieu Fee"	
SPECIAL INDIVIDUAL DEPARTMENT CONCERNS ISSUES AND ANALYSIS	
	Prepared by: Josh Huntington

STAFF ANALYSIS November 18, 2008 HEARING OFFICER PUBLIC HEARING

PROJECT OVERVIEW

The applicant, H. J. Lee, proposes to create four single family parcels, including two flag lot parcels, on 0.91 gross acres. The subject property currently contains a single family house and detached garage that will be removed. The oak tree permit proposes to remove one oak tree.

A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

The proposed development is within the boundaries of the La Crescenta-Montrose Community Standards District ("CSD") and is required to comply with all of the land use requirements and development standards imposed by the CSD, as well as those imposed by the existing R-1 Zone.

DESCRIPTION OF PROJECT PROPERTY

<u>Location:</u> The subject property is located at 2621 Prospect Avenue in La Crescenta. The Assessor's Parcel Number for the subject property is: 5801-023-042.

<u>Physical Features:</u> The subject property is approximately 0.91 gross acres in size. It is rectangular in shape with level topography. The subject property currently contains a single family house and detached garage that are to be removed.

<u>Access</u>: Parcels Nos. 1 and 2, the front two parcels, will access Prospect Avenue directly. Parcels Nos. 3 and 4, the two flag lot parcels, will access Prospect Avenue via a shared 20-foot wide private driveway and fire lane.

<u>Services:</u> Potable water will be supplied by the Crescenta Valley Water District, a public water system, which guarantees water connection and service to the four parcels. Sewage disposal will be provided by the Crescenta Valley Water District.

ENTITLEMENTS REQUESTED

<u>Parcel Map</u>: The applicant has requested the approval of Tentative Parcel Map No. 065814. The subdivision request is to create four single family parcels, including two flag lot parcels, on 0.91 gross acres.

Oak Tree Permit: The applicant requests approval to remove one oak tree.

EXISTING ZONING

The project site is zoned R-1 (Single Family Residence, 5,000 Square Feet Minimum Required Lot Area). The areas to the north, south, east, and west of the subject property are also zoned R-1. A little further to the north, there is a commercial area zoned C-2-BE (Neighborhood Commercial-Billboard Exclusion) along Foothill Blvd. The project design complies with the standards of the R-1 zone.

EXISTING LAND USES

The subject property currently contains a single family house and a detached garage. These structures are to be removed as part of this project. The property is surrounded by single-family residential development to the north, south, east, and west. A little further to the north, there is a commercial area along Foothill Blvd.

PREVIOUS CASE/ZONING HISTORY

Tentative Parcel Map No. 065814 is a resubdivision of a portion of lot 4B, as shown on the "Plat of Crescenta Cañada," recorded May 28, 1884.

The current R-1 zoning on the property became effective on March 15, 1949 following the adoption of Ordinance Number 5290 which amended the Montrose Zoned District.

PROJECT DESCRIPTION

Tentative Parcel Map No. 065814, dated June 7, 2007, depicts four single-family parcels, including two flag lot parcels, on 0.91 gross acres. The subject property currently contains a single family house and a detached garage that will be removed. The front two parcels, Parcel No. 1 and Parcel No. 2, will access Prospect Avenue directly from the south. The two flag lot parcels, Parcel No. 3 and Parcel No. 4 will access Prospect Ave. via a shared 20-foot wide private driveway and fire lane that will run along the west property line. The

rectangular-shaped subject property currently contains a single family house and a detached garage that are to be removed. The topography of the site is generally level.

The size of the subject property is 0.91 gross and 0.81 net acres. The proposed parcels vary between 0.13 net acres (5,524 square feet) and 0.30 net acres (13,286 square feet).

This project proposes 80 cubic yards of grading. Forty cubic yards of cut and forty cubic yards of fill are proposed to be balanced on site.

GENERAL PLAN CONSISTENCY

The subject property is located within Category 1 (Low Density Residential) of the Los Angeles Countywide General Plan ("General Plan"). This category allows for a maximum density of six dwelling units per gross acre. This would allow the subject property to contain a maximum of five dwelling units on its 0.91 gross acres of land. Therefore, the proposed development is consistent with the density allowed by the Plan.

This project is also consistent with several key policies of the General Plan. These key policies include:

General Policies

- 7. Promote a reversal of the trend toward population loses in older urban areas.
- 8. Promote a distribution of population consistent with service system capacity, resource availability, environmental limitations and accessibility.
- 39. Emphasize the preservation, conservation, and maintenance of stable residential areas.
- 44. Preserve sound residential areas and protect them from intrusion of incompatible uses.
- 54. Promote the full use of existing service systems in order to gain maximum benefit from previous public investment.

Housing Policy

3. Provide for new urban residential development principally in those areas that are in close proximity to existing community services and facilities.

LA CRESCENTA-MONTROSE COMMUNITY STANDARDS DISTRICT

Pursuant to Section 22.44.139 of the Los Angeles County Code ("County Code"), the applicant must meet all applicable development standards of the La Crescenta-Montrose Community Standards District ("CSD"). However, the stated purpose of this CSD is to "to ensure that new multi-family buildings are designed to be compatible with the character of existing residential neighborhoods" (County Code Section 22.44.139.A). As such, at the time

of writing there are no specific development standards in the CSD that would apply to the R-1 Zoned property, and structures proposed on the subject property.

OAK TREE PERMIT

The applicant has applied for an associated Oak Tree Permit, Case No. 200600036-(5), to remove one 31 inch diameter oak tree. As mitigation, the applicant will be required to pay \$32,400 into the County of Los Angeles Oak Forest Special Fund ("Oak Forest Special Fund").

Section 22.56.214 D of the Oak Tree Ordinance allows developers to pay into the Oak Forest Special Fund the sum equal to the value of the tree(s) removed which may in turn be used to plant and maintain Oak trees on County parklands or to acquire Oak woodland or historically significant Oak areas.

Chief David R. Leininger of the Forestry Division of Los Angles County's Fire Department recommends four conditions of approval regarding the oak trees on the subject property. These conditions are attached.

ENVIRONMENTAL DOCUMENTATION

A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

COUNTY DEPARTMENT AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the Tentative Parcel Map dated June 7, 2007, and recommends approval of the project with the attached conditions.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On October 15, 2008, hearing notices regarding this proposal were mailed to all property owners as identified on the current Assessor's record within 1000 feet of the subject property.

The public hearing notice was published in The Glendale News-Press and La Opinion Newspaper on October 18, 2008. Project materials, including a Tentative Parcel Map, Exhibit Map, Land Use Map, and County draft conditions of approval were received at the La Crescenta Library on October 15, 2008. One hearing notice was posted on the subject property on October 18, 2008.

CORRESPONDENCE RECEIVED

Staff has not received any correspondence at this time.

STAFF EVALUATION

The proposed development is consistent with all applicable provisions of the General Plan and the R-1 zone. The subject property is surrounded by compatible uses and has access to a County-maintained street. All required public services and necessary infrastructure can be provided for the proposed subdivision.

The proposed development is consistent with existing residential development. The project is located in an urban area and no degradation of natural features is expected.

Section 21.32.195 of the County Code requires a minimum of one front yard tree for each new residential lot. None of the mitigation oak trees that will be planted in the front yards of any of the parcels. Therefore, the applicant will be required to plant the four mitigation oak trees as well as a front yard tree in the front yard area of each of the proposed parcels, for a total of four mitigation oak trees as well as four front yard trees.

STAFF RECOMMENDATION

Staff recommends that the Hearing Officer approve Tentative Parcel Map No. 065814 and Oak Tree Permit Case No. 200600036-(5) with the attached findings and conditions.

Attachments:

Draft Factual
Draft Conditions
Tentative Parcel Map No. 065814, dated June 7, 2007
Land Use Map

SMT:JSH 10/15/08

DEPARTMENT OF REGIONAL PLANNING OAK TREE PERMIT CASE NO. 2006-00036-(5)

CONDITIONS:

(Questions relating to these conditions should be addressed to the Forestry Division, Prevention Bureau of the Los Angeles County Forester and Fire Warden ("Forester") at either 818-890-5719 or 323-881-2481).

- This grant allows the removal of one 31" diameter tree of the Oak genus (Quercus agrifolia) identified as Tree Number #1 on the applicant's site plan map and Oak Tree Report.
- 2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
- 3. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant and that the conditions have been recorded as required by Condition No. 4 and until all required monies have been paid pursuant to Condition Nos. 9, 10.
- 4. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
- 5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
- 6. The subject property shall be developed, maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in such full compliance shall be a violation of these conditions.
- 7. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
- 8. No Oak tree shall be removed upon until the permittee has obtained all permits and approvals required for the work which necessitates such removal.

- 9. The permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project does not have "no effect" on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current total fee amount is \$1,926.75.
- 10. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Oak Forest Special Fund ("Oak Forest Special Fund") the sum of \$32,400.00. The permittee has rejected efforts to retain the oak on-site and has agreed to pay the arborist's appraised value for the removal of the oak. A contribution to the Oak Forest Special Fund shall be made in the amount equivalent to the Oak removed according to the International Society of Arboriculture's "Guide for Plant Appraisal." The contribution has been calculated by the consulting arborist, Jan Scow, and approved by the County Forester as \$32,400. This contribution should be made payable to:

County of Los Angeles Department of Parks and Recreation Oak Forest Special Fund 433 South Vermont Avenue Los Angeles, CA 90020-1975 (213)351-5136

- 11. The term "Oak Tree Report" refers to the document on file at Regional Planning by Jan C. Scow, the consulting arborist, dated January 25, 2006.
- 12. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Planning and the Forester stating that he or she has been retained by the permittee to perform or supervise the work, and that her or she agrees to report to the Director of Planning and Forester any failure to fully comply with the conditions of this grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
- 13. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all Oak trees on the subject property that are within the zone of impact as determined by the Forester for the life of the Oak Tree Permit or associated Tentative Parcel Map No. 065814.
- 14. The permittee shall keep copies of the Oak Tree Report, Oak Tree Map, and Conditions of Approval on the project site and available for review. All Individuals

- associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak Tree Map, and Conditions of Approval.
- 15. Except as otherwise expressly authorized by this grant, the Oak trees shall be maintained in accordance with the principles set forth in the publication, <u>Oak Trees:</u>

 <u>Care and Maintenance</u>, prepared by the Forester, a copy of which is enclosed with these conditions.
- 16. Any violation of the conditions of this grant shall result in immediate work stoppage or in a Notice of Correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the Notice of Correction.
- 17. Should any future inspection disclose that the subject property is being used in violation of any condition of this grant, the permittee shall be held financially responsible and shall reimburse the Forester for all enforcement efforts necessary to bring the subject property into compliance. The Director of Planning and the Forester shall retain the right to make regular and unannounced site inspections.
- 18. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or as to be a nuisance.
- 19. The permittee shall defend, indemnify and hold harmless Los Angeles County (the "County"), its agents, officers, and employees from any claim, action or proceeding against the County, or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any such claim, action, or proceeding and the County shall reasonably cooperate in the defense.
- 20. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed an deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred by the department reach 80 percent of the amount on deposit up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by permittee in accordance with Section 2.170.010 of the Los Angeles County Code.

- 21. This grant shall expire unless used within two years after the recordation of a final map for Tentative Parcel Map No. 065814. In the event that the tentative map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
- 22. This grant shall terminate upon the completion of the authorized Oak tree removal and the completion of all required mitigation and monitoring to the satisfaction of the Forester and Regional Planning.

DEPARTMENT OF REGIONAL PLANNING TENTATIVE PARCEL MAP NO. 065814

Tentative Map Date: June 7, 2007

CONDITIONS:

- 1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code"), and the requirements of the R-1 (Single-Family Residence) zone and the La Crescenta-Montrose Community Standards District.
- 2. Label the driveway that Parcel No. 3 and Parcel No. 4 share as "Private Driveway and Fire Lane" on the final map.
- 3. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") or maintenance agreement to the Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval.
- 4. Record a covenant reserving reciprocal easements for ingress and egress over the fee access strips for the benefit of the parcels served. Provide a copy of the draft covenant to Regional Planning for review prior to final map approval.
- 5. Post the common driveway as "No Parking" and provide for its continued enforcement in the CC&Rs or maintenance agreement. Submit a copy of this document to be recorded to Regional Planning prior to final map approval.
- 6. In accordance with Section 21.32.195 of the County Code, the Subdivider or successor in interest shall plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential parcel. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, a site/landscaping plan depicting the trees shall be approved by Regional Planning, and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
- 7. Remove all existing structures prior to final map approval. Provide Regional Planning with proof of removal through a copy of a demolition permit and/or photographs of the vacant site.
- 8. Prior to final map recordation, the terms and conditions of the Oak Tree Permit shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of the Oak Tree Permit, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
- 9. Remit a \$1,926.75 processing fee payable to the County of Los Angeles in

connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.

- 10. A final parcel map is required. A waiver is not allowed.
- 11. The Subdivider shall defend, indemnify and hold harmless the County of Los Angeles ("County"), its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, and employees to attack, set aside, void or annul this parcel map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of the Government Code Section 65499.37 or any other applicable time period. The County shall promptly notify the Subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense.
- 12. In the event that any claim, action or proceeding as described above is filed against the County, the Subdivider shall within ten days of the filling pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the Subdivider, or the Subdivider's counsel. The Subdivider shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the deposit amount, the Subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to the completion of the litigation.
 - b. At the sole discretion of the Subdivider, the amount of the initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the Subdivider according to the County Code Section 2.170.010.

Except as modified herein above, this approval is subject to all the conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee.

The following reports consisting of 9 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

- 1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
- 2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
- 3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
- 4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
- 5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

- 6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
- 7. Quitclaim or relocate easements running through proposed structures.
- 8. Remove the existing buildings as shown on the tentative map prior to final map approval. Demolition permits are required from the Building and Safety office.
- 9. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
- 10. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
- 11. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
- 12. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS LAND DEVELOPMENT DIVISION - SUBDIVISION PARCEL MAP NO. <u>065814 (Rev.)</u> TENTATIVE MAP DATE 06-07-2007

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13. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments. Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design. engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. balances in the deposit account will be refunded upon final map recordation.

Prepared by <u>Diego G. Rivera</u> pm65814L-rev2(rev'd 09-18-08).doc

Phone (626) 458-4349

Date Rev'd. 09-18-2008



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS LAND DEVELOPMENT DIVISION SUBDIVISION PLAN CHECKING SECTION HYDROLOGY, DRAINAGE, AND GRADING UNIT

PARCEL MAP NO. <u>065814</u>

REVISED TENTATIVE MAP DATED <u>06/07/07</u>

DRAINAGE CONDITIONS

GRADING CONDITIONS:

- 1. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, and the elevation and drainage of all pads. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.
- 2. Comply with the requirements of the drainage concept / hydrology study plan which was conceptually approved on 10/30/06 to the satisfaction of Public Works.

By DIEGO G. RIVERA

1. Approval of this map pertaining to drainage is recommended.

Date <u>07/03/07</u> Phone <u>(626) 458-4921</u>

Sheet 1 of 1

County of Los Angeles Department of Public Works GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION GEOLOGIC REVIEW SHEET

900 So. Fremont Ave., Alhambra, CA 91803 TEL. (626) 458-4925

D	ISTRIBUTION
	Geologist
	Soils Engineer
1	GMED File
1	Subdivision

PARCEL MAP TENTATIVE MAP DATED SUBDIVIDER H. J. Lee LOCATION Montrose EGL-Hank Jong ENGINEER REPORT DATE _____ **GEOLOGIST** -----SOILS ENGINEER TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP. THE FOLLOWING CONDITIONS MUST BE FULFILLED: The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all [] geotechnical factors have been properly evaluated. [] A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required. All geologic hazards associated with this proposed development must be eliminated, [] delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas. A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for [] access and building areas for Lot(s) No(s). refer to the Soils Report(s) by ,dated refer to the Soils Report(s) The Soils Engineering review dated ______ is attached. [] TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS [X] DIVISION OF LAND: This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code. [X] The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system. [X] Soils engineering reports may be required prior to approval of building or grading plans. Groundwater is less than 10 feet from the ground surface on lots [] The Soils Engineering review dated [X]

Robert O. Thomas

Prepared by

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address:	900 S.	Fremont Ave., Alhambra, CA 91803	District Office	5.0
Telephone:	(626) 4	58-4925	PCA	LX001129
Fax:	(626) 4	58-4913	Sheet 1 of 1	
Tentative Trace Location Developer/Owr Engineer/Archi Soils Engineer Geologist	ner tect	Prospect Avenue, Montrose H. J. Lee EGL Associates	Distri Geok Soils	age ing Soils Central File ct Engineer
Review of:				
Tentative Tract	Map and	d Exhibit Dated by Regional Planning <u>06/07/07</u>		
ACTION:				
Tentative Map	feasibility	is recommended for approval, subject to the conditions below:		
REMARKS:				
1 A soils ron	ort may	so required for review of a grading or building plan. The report must co	mnly with the provision	one of "Manual for

- A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: http://ladpw.org/gmed/manual.pdf
- 2. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\text{Qmepub\Soils ReviewAMIR\TR 65814, Montrose, TTM-A_1.doc}

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
PARCEL MAP NO. 065814 (Rev.)

TENTATIVE MAP DATED 06-07-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

- 1. Repair any displaced, broken, or damaged pavement along the property frontage on Prospect Avenue.
- 2. Construct any parkway improvements (driveways, and landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
- 3. Install postal delivery receptacles in groups to serve two or more residential parcels.
- 4. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
- 5. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
- 6. Remove decorative walls from the dedicated right of way on Prospect Avenue.
- 7. If necessary, re-locate existing power poles in the vicinity of the proposed driveways on Prospect Avenue to the satisfaction of Public Works.

Prepared by Juan M Sarda

Phone (626) 458-4921

Date <u>07-10-2007</u>

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT/PARCEL MAP NO. 65814 (Rev.)

Page 1/3

TENTATIVE MAP DATED 06-07-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

Approved without conditions. There is existing sewer in the area.

Prepared by Julian Garcia pm65814s-rev2.doc

Phone (626) 458-4921

Date <u>07-09-2007</u>

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
PARCEL MAP NO. _065814 (Rev.)

Page 1/1

TENTATIVE MAP DATED 06-07-2007

The subdivision shall conform to the design standards and policies of the Public Works, in particular, but not limited to the following items:

- 1. A water system maintained by the water purveyor, with appurtenant facilities to serve all parcels in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
- 2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.

DGF Prepared by Lana Radle pm65814w-rev2.doc

Phone (626) 458-4921

Date 07-09-2007





COUNTY OF LOS ANGELES FIRE DEPARTMENT

5823 Rickenbacker Road Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdiv	ision: _	P.M. 65814	Map Date	June 06, 2007		
C.U.P.			Map Grid	3983A		
		DEPARTMENT HOLD on the tentative map shall remain g Section is received, stating adequacy of service. Contact				
	Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires alweather access. All weather access may require paving.					
\boxtimes	Fire Dep	partment access shall be extended to within 150 feet distan	ce of any exte	erior portion of all structures.		
	shall be	driveways extend further than 150 feet and are of single ac provided and shown on the final map. Turnarounds shall Department use. Where topography dictates, turnarounds	be designed, o	constructed and maintained to insure their integrity		
\boxtimes		vate driveways shall be indicated on the final map as "Privacys shall be maintained in accordance with the Fire Code.	ate Driveway	and Firelane" with the widths clearly depicted.		
\boxtimes		ar access must be provided and maintained serviceable thr rants shall be installed, tested and accepted prior to constru		truction to all required fire hydrants. All required		
	Fire Zor	operty is located within the area described by the Fire Departs 4). A "Fuel Modification Plan" shall be submitted and a ation Unit, Fire Station #32, 605 North Angeleno Avenue,	approved prio	r to final map clearance. (Contact: Fuel		
	Provide	Fire Department or City approved street signs and buildin	g access numl	pers prior to occupancy.		
	Addition	nal fire protection systems shall be installed in lieu of suita	ble access and	d/or fire protection water.		
		al concept map, which has been submitted to this departme ended by this department for access only.	nt for review,	has fulfilled the conditions of approval		
		onditions must be secured by a C.U.P. and/or Covenant an nent prior to final map clearance.	d Agreement	approved by the County of Los Angeles Fire		
	The Fire	e Department has no additional requirements for this divisi	on of land.			
Comme	nts: <u>Tł</u>	ne access as indicated on the tentative map is adequate.	:			
By Insp	ector: _	Juan C. Padilly Land Development Unit – Fire Prevention Division	Date Ju	-4243. Fax (323) 890-9783		

CLEARED FOR PUBLIC HEARING



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivi	vision No. P.M. 65814	Tentative Map Date	June 06, 2007
Revise	sed Report		
	The County Forester and Fire Warden is prohibited fro condition of approval for this division of land as prese at the time of building permit issuance.		
\boxtimes	The required fire flow for public fire hydrants at this leand above maximum daily domestic demand. 1 Hydrants		
	The required fire flow for private on-site hydrants is capable of flowing gallons per minute at 20 psi v furthest from the public water source.		
\boxtimes	Fire hydrant requirements are as follows:		
	Install public fire hydrant(s). Verify /	Upgrade existing <u>1</u> publ	lic fire hydrant(s).
	Install private on-site fire hydrant(s).		
	All hydrants shall measure 6"x 4"x 2-1/2" brass or broon-site hydrants shall be installed a minimum of 25' fe Location: As per map on file with the office. Other location:		
	All required fire hydrants shall be installed, tested and be provided and maintained serviceable throughout co		rior to Final Map approval. Vehicular access shall
	The County of Los Angeles Fire Department is not set condition of approval for this division of land as prese		· · · · · · · · · · · · · · · · · · ·
	Additional water system requirements will be required process.	when this land is further	subdivided and/or during the building permit
	Hydrants and fire flows are adequate to meet current F	ire Department requireme	ents.
\boxtimes	Fire hydrant upgrade is not necessary, if existing hydrato our office.	ant(s) meet(s) fire flow red	quirements. Submit original water availability form
Comme	nents: Verification of fire flow shall be submitted to	our office prior to the cl	earance of the final map.
	rants shall be installed in conformance with Title 20, County of Los Arall include minimum six-inch diameter mains. Arrangements to meet t		
By Insp	spector Juan C. Padilla	Date	July 11, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



LOS ANGELES COUNTY LEPARTMENT OF PARKS AND RECREATION





Tentative Map # 65814 DRP Map Date: 06/07/2007 SCM Date: / Report Date: 07/11/2007
Park Planning Area # 38 LA CRESCENTE / MONTROSE / UNIVERSAL CITY Map Type:REV. (REV RECD)
Total Units 4 = Proposed Units 3 + Exempt Units 1
Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:
1) the dedication of land for public or private park purpose or,
2) the payment of in-lieu fees or,
3) the provision of amenities or any combination of the above.
The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.
Park land obligation in acres or in-lieu fees: ACRES: 0.03 IN-LIEU FEES: \$11,201
Conditions of the map approval:
The park obligation for this development will be met by: The payment of \$11,201 in-lieu fees.
Trails:
No trails.
Comments:
Proposed to subdivide 1 lot into 4 single-family lots, with credit for 1 existing house to be removed, net density increase of 3 lots.
Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment
For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

James Barber, Developer Obligations/Land Acquisitions

Бу:

Supv D 5th July 11, 2007 07:37:43 QMB02F.FRX



LOS ANGELES COUNTY



PARK OBLIGATION WORKSHEET

Tentative Map #

65814

DRP Map Date: 06/07/2007

SMC Date: / /

Report Date: 07/11/2007

Park Planning Area # 38

LA CRESCENTE / MONTROSE / UNIVERSAL CITY

Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

(P)eople x (0.003) Goal x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

Where: P =

Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses

containing five or more dwelling units; Assume * people for mobile homes.

Goal =

The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people

generated by the development. This goal is calculated as "0.0030" in the formula.

U =

Total approved number of Dwelling Units.

X =

Local park space obligation expressed in terms of acres.

RLV/Acre =

Representative Land Value per Acre by Park Planning Area.

Total Units

4

= Proposed Units

3 + Exempt Units

1

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.85	0.0030	3	0.03
M.F. < 5 Units	2.38	0.0030	0	0.00
M.F. >= 5 Units	2.19	0.0030	0	0.00
Mobile Units	2.40	0.0030	0	0.00
Exempt Units			1	
0-0-0-		Total	Acre Obligation =	0.03

Park Planning Area = 38 LA CRESCENTE / MONTROSE / UNIVERSAL CITY

@(0.0030)	0.03	\$373,374	\$11,201
Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee

Lot # Provided Space	Provided Acres Cre	edit (%)	Acre Credit	Land
None	Total Provided Acre	e Credit:	0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.03	0.00	0.00	0.03	\$373,374	\$11,201



JONATHAN E. FIELDING, M.D., M.P.H. Director and Health Officer

JONATHAN FREEDMAN Acting Chief Deputy

Environmental Health ANGELO BELLOMO, REHS Director of Environmental Health

Bureau of Environmental Protection Land Use Program 5050 Commerce Drive, Baldwin Park, CA 91706-1423 TEL (626)430-5380 · FAX (626)813-3016 www.lapublichealth.org/eh/progs/envirp.htm



BOARD OF SUPERVISORS

Gloria Molina

Yvonne B. Burke Second District

Zev Yaroslavsky Third District

Don Knabe Fourth District

Michael D. Antonovich Fifth District

January 29, 2008

RFS No.07-0015704

Parcel Map No. 065814

Vicinity: La Crescenta

Addendum Letter to Tentative Parcel Map Date: June 7, 2007 (2nd Revision)

The County of Los Angeles Department of Public Health has no objection to this project and **Tentative Parcel Map 065814** is cleared for public hearing. The following conditions still apply and are in force:

- 1. Potable water will be supplied by the **Crescenta Valley Water District** a public water system.
- 2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Crescenta Valley Water District** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valenti, E.H.S. IV

Land Use Program

PM 65814

Burden of Proof

Describe how the following findings will be satisfied:

A. That the proposed construction... will be accomplished without endangering the health of the remaining trees... on the subject property,

There are no other oaks on or near this property.

and

B. That the removal... of the oak trees proposed will not result in soil erosion through the diversion or increased flow of soil waters which cannot be satisfactorily mitigated,

The removal of the oak on this property will not result in soil erosion that cannot be satisfactorily mitigated for using standard "best management practices" such as sandbagging.

and

- C. That in addition to the above facts... the following findings apply:
 - 1. That the removal... of oak trees proposed is necessary as its continued existence at present location frustrates the planned improvement or proposed use of the subject property to such an extent that:
 - a. Alternate development plans cannot achieve the same permitted density or that the cost of such alternatives would be prohibitive.

Because of the location of this oak it cannot be worked around. In addition, the property requires extensive grading that is not possible unless the oak can be removed.